

BK 036 / PG 0303  
WARRANTY DEED

BK 0360 PG 0292

THIS WARRANTY DEED made and entered into this day by and between DAVID PITTS and LAURETTE PITTS, husband and wife, Grantors, and RAMIERO VALDEZ and JANE T. VALDEZ, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

LOT 170, FIRST REVISION TO SECTION "C", KINGSTON ESTATES SUBDIVISION, IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 13, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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STATE MS. - DESOTO CO.  
FILED

OCT 18 1 49 PM '99

BK 361 PG 303  
W.F. DAVIS CH. CLK.

STATE MS. - DESOTO CO.  
FILED

SEP 29 2 12 PM '99

BK 360 PG 292  
W.F. DAVIS CH. CLK.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 24th day of September, 1999.

*David Pitts*  
DAVID PITTS

*Laurette Pitts*  
LAURETTE PITTS

STATE OF Minnesota  
COUNTY OF Scott

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, DAVID PITTS and LAURETTE PITTS, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 24th day of September, 1999.



*Debra L. Hauser*  
NOTARY PUBLIC

My Commission Expires:

ADDRESS OF GRANTORS:  
15944 Cascade Path  
Rosemount, MN 55068  
Home: 651-322-5713  
Work: 612-463-5399

ADDRESS OF GRANTEEES:  
7142 BRENWOOD DR  
HORN LAKE, MISSISSIPPI 38637  
Home: 349-3215 (601)  
Work: none

PREPARED BY AND RETURN TO:  
HOLCOMB DUNBAR, P.A.  
P. O. BOX 190  
SOUTHAVEN, MS 38671-0190  
(601) 349-0664

FILE# 899841/STD